



**Park Hill, SW4**

**£2,150,000**

**Dexters**





## Park Hill, SW4

This semi-detached, newly built mews home forms one of two rare and exciting opportunities to own a property expertly crafted from the ground up with contemporary elegance and thought-provoking functionality at the forefront of its design.

Arranged over three floors the property extends to an impressive 2,149 sq.ft and has exceptional ceiling height throughout, the ground floor comprises a wide hallway with a guest cloakroom and an inspiring open plan reception room floored with oak and a bespoke kitchen featuring a range of integrated appliances. A further reception room with a valuated ceiling and a shower room reside on the first floor, the former could easily be used as a fourth bedroom. Over the lower floor are three double bedrooms, two bathrooms and a well-equipped utility room. The principal bedroom has a walk-through dressing room and en suite facilities. Further benefits include an intercom system, security cameras, an air source heat pump and exceptional energy efficiency (35 % better than building regulations requirements).

Park Hill is situated within the Abbeville Village, a highly desirable area renowned for its many boutique shops, bars and restaurants. Clapham Common along with its respective station (Northern Line), are just a short street away.

### Features

- Private Off Street Parking
- 10-Year Build Warranty
- Under Floor Heating Throughout
- Sonos Music System
- CAT 5 Data Throughout



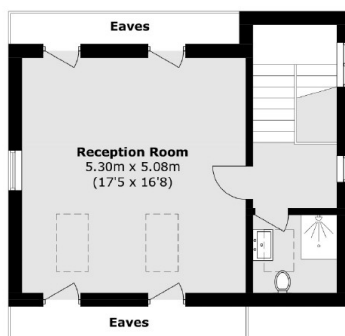




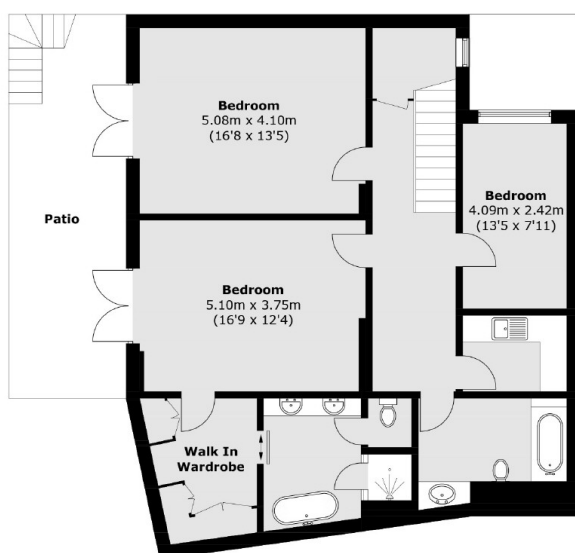




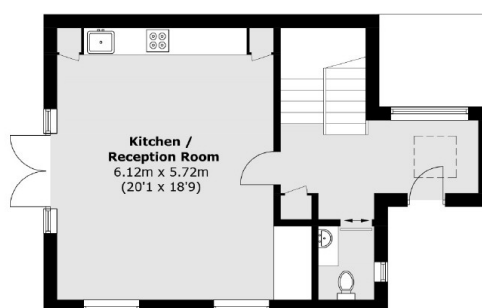
# Park Hill, London, SW4



**First Floor**



**Basement**



**Ground Floor**

Total area (approx.): 187.3 sq. m (2,016.1 sq. ft)  
(Excluding Eaves)